

EGERTON ESTATES



Apartment 6 Bay View Beach Road, Tyn-Y-Gongl, LL74 8UN

Offers In The Region Of £275,000

A delightful modern two bedroom Apartment situated within a 2 minute walk of Benllech's renowned sandy beach, and equally convenient to the village shops, pubs and restaurants. Built in 2017, this energy efficient property (EPC Band B) presently trades as a successful holiday let and is available as a "going concern" if required. The quality accommodation offers an open plan living/dining/kitchen with sea views and Neff appliances to the kitchen. There are two double bedrooms, one en-suite and family bathroom. Secure entrance with outdoor communal BBQ area and allocated parking.

Contents available by negotiation.

Communal Entrance Hall

With secure intercom entry and staircase to the first floor.

Entrance Hall

With 'Kardene' light grey flooring, coat hanging space, access to all rooms. Intercom control allowing remote access.

Living Area/Kitchen 24'7" x 10'2" (7.50 x 3.10)

Having a fully fitted kitchen with a range of base and wall units in a white laminate finish with contrasting worktop surfaces and upstands. Integrated 'Neff' fittings include a 'Neff' hob with splashback and contemporary extractor over and 'Neff' oven under. Full height 'Neff' fridge/freezer and 'Neff' dishwasher. Stainless steel sink unit. Ample room for a dining table nearby.

Living Area

Having a large walk-in bay with double opening doors with Juliette balcony and views of the sea. Wall mounted t.v fixings.

Bedroom One 14'1" x 9'0" (4.30 x 2.76)

With double opening doors with Juliette balcony and sea views, wall mounted t.v connection.

En-suite 5'7" x 4'3" (1.71 x 1.32)

Having a corner shower enclosure with glazed doors and thermostatic shower control. Wall mounted wash basin with large mirror/light over, w.c, towel radiator, tiled floor , part tiled walls.

Bedroom Two 13'10" x 8'8" (4.24 x 2.66)

With double opening doors with Juliette balcony, and sea views. Wall mounted t.v connection.

Bathroom 7'7" x 5'5" (2.33 x 1.67)

Having a modern suite comprising a panelled bath with thermostatic shower over and glazed shower screen. Wash basin with large mirror/light over, w.c, radiator, tiled floor and mostly tiled walls.

Outside

Access to the development is via a secure gated entrance, leading to an allocated parking space being a convenient end space and adjacent to the main entrance doors. A number of visitor parking spaces are also provided. There are communal outside seating areas to the rear with a BBQ area. There is a stream at the bottom of the car park with a small bridge leading to additional seating areas.

Services

Mains electricity with underfloor heating with controls provided for each room and which can also be controlled by a mobile app, as can the electric hot water.

Mains drainage and water.

Tenure

The apartment is held on a 250 year lease as of 2017.

Ground rent £407.50 per annum paid in 2 instalments in March and September.

Service charge £1734 (last review 2025) which can be paid monthly (£144.49)

10 Year Premier Building Warranty (2018)

Council Tax

The property has rateable value of £ 3950 as the apartment is currently used as a successful holiday let. No rates payable under the Small Business Relief Scheme.

Energy Performance Certification

Band B

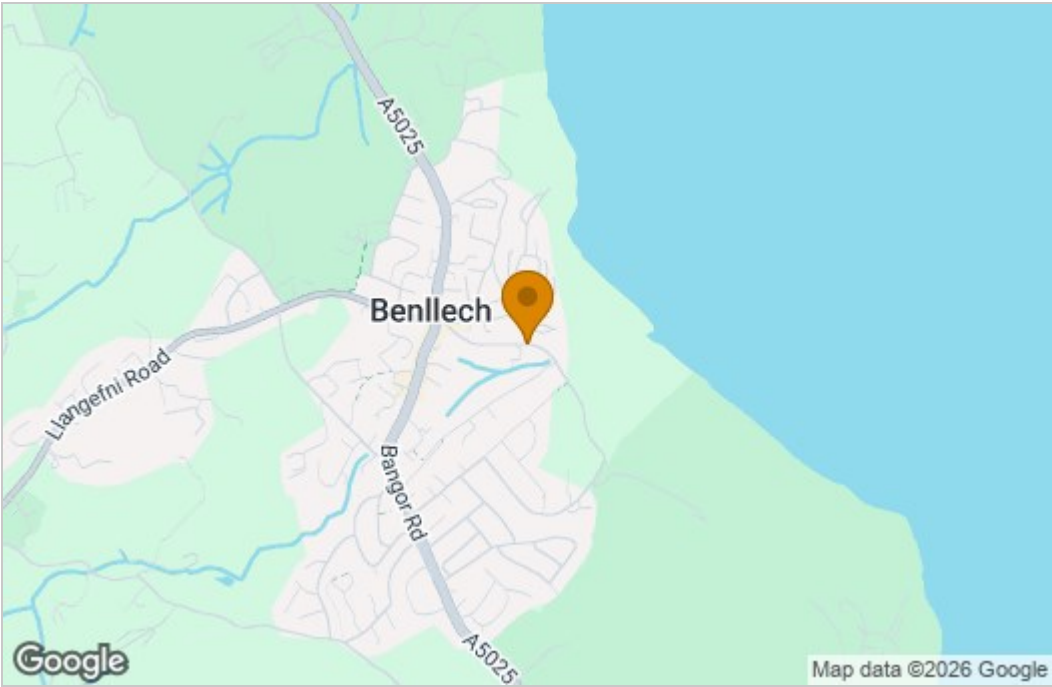
Floor Plan



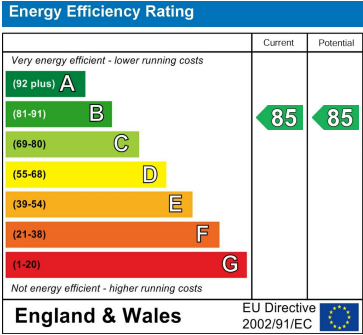
Total area: approx. 54.5 sq. metres (586.8 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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